

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Patterson Road, 1480' S of  
the c/l of Sweet Air Road  
(5330 Patterson Road)  
11th Election District  
6th Councilmanic District

Scott Allen Carr, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-451-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 5330 Patterson Road, located in the vicinity of Sweet Air Road in Baldwin. The Petition was filed by the owners of the property, Scott Allen and Maria Ammerlaan Carr. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the minimum required 35 feet for a proposed addition to connect the existing dwelling and garage, which is located 29 feet from the rear property line. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

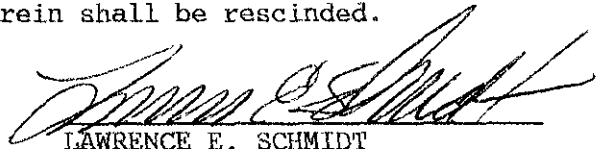
MICROFILMED

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the minimum required 35 feet for a proposed addition to connect the existing dwelling and garage, which is located 29 feet from the rear property line, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. & Mrs. Scott A. Carr  
5330 Patterson Road  
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Patterson Road, 1480' S of the c/l of Sweet Air Road  
(5330 Patterson Road)  
11th Election District - 6th Councilmanic District  
Scott Allen Carr, et ux - Petitioners  
Case No. 96-451-A

Dear Mr. & Mrs. Carr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

96-451-A  
to the Zoning Commissioner of Baltimore County

for the property located at 5330 PATTERSON ROAD, BALDWIN MD. 21013

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A01.3.B.3

TO ALLOW A REAR YARD SETBACK OF 29 FT. IN LIEU OF THE MINIMUM REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY - WE ARE TRYING TO BUILD AN ADDITION CONNECTING OUR EXISTING HOUSE AND EXISTING GARAGE AND THE GARAGE IS 29 FT. FROM THE REAR PROPERTY LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Legal Owner(s):

SCOTT ALLEN CARP

(Type or Print Name)

Signature

MARCIA AMMERLAAN CARP

(Type or Print Name)

Signature

5330 PATTERSON ROAD 592-7989

Address

Phone No.

BALDWIN MD. 21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted, if any

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JF

DATE: 5-13-96

MICROFILMED

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 451

ESTIMATED POSTING DATE: 5-26-96

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: 96-451-A

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5330 PATTERSON ROAD  
address  
BALDWIN MD 21013  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTY-WE PURCHASED A 40 YEAR OLD CAP COD HOUSE THAT  
HAS A DETACHED GARAGE. WE WOULD LIKE TO BUILD AN ADDITION  
ATTACHING THE HOUSE TO THE GARAGE, HOWEVER THE GARAGE IS  
LOCATED WITHIN 28' OF THE REAR PROPERTY LINE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Scott Carr  
(signature)  
SCOTT CARR  
(type or print name)



Maria Ammerlaan Carr  
(signature)  
MARIA AMMERLAAN CARR  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13<sup>th</sup> day of May, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maria Ammerlaan Carr

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 13, 1996  
date

Barbara L. Henry  
NOTARY PUBLIC  
**BARBARA L. HENRY**

My Commission Expires: November 25, 1998

## EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form.

96-451-A

ZONING DESCRIPTION FOR 5330 PATTERSON RD., BALDWIN, MD. 21013  
(address)

Beginning at a point on the NORTH side of  
(north, south, east or west)  
PATTERSON ROAD which is 30'  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 1480 SOUTH of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street SWEET AIR ROAD  
(name of street)  
which is 36' wide. \*Being Lot # \_\_\_\_\_  
(number of feet of right-of-way width)  
Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_  
(name of subdivision)  
as recorded in Baltimore County Plat Book # \_\_\_\_\_, Folio # \_\_\_\_\_,  
containing \_\_\_\_\_ Also known as \_\_\_\_\_  
(square feet or acres) (property address)  
and located in the \_\_\_\_\_ Election District, \_\_\_\_\_ Councilmanic District.

AS RECORDED IN DEED LIBER 10379 FOLIO 414

BEGINNING for the same at a point in the middle of Patterson Road, which said point is 1480 feet measured southerly along the middle of Patterson Road from the southerly side of Sweet Air Road and which said point is also south 69 degrees 45 minutes west and distance 33.90 feet from a piece of iron pipe driven on the Northeast side of Patterson Road and on the north side of the entrance leading to the dwelling and garage lately erected on the lot now being described and running thence for lines of division through and across the lands of the grantors, magnetically to date: - North 69 degrees 45 minutes 166.50 feet to a stake, thence South 26 degrees 25 minutes east 165.00 feet to a stake, and thence South 69 degrees 45 minutes West 179.75 feet to a stake driven on the northeast side of the aforesaid Patterson Road, and thence continuing the same line South 69 degrees 45 minutes west 20.65 feet more to the middle of said road, and thence running therewith and bounding thereon North 26 degrees 25 minutes West 165.00 feet to a point in the middle of the road, and thence leaving the middle of the road North 69 degrees 45 minutes West 33.90 feet to the place of beginning, and containing .758 of an acre of land, more or less, as laid out by Somerville and Somerville on September 5, 1950.

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# 451

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-457-H

District 1st

Date of Posting 5/24/96

Posted for: Donna

Petitioner: Scott & Maria Carr

Location of property: 5330 Patterson Rd.

Location of Sign: Facing road along on property being zoned

Remarks:

Posted by M. Kelly  
Signature

Date of return: 5/31/96

Number of Signs: 1

RECORDED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 9917

DATE 8/13/96 ACCOUNT P 001-515-000

(2)

AMOUNT \$ 85.00

RECEIVED FROM: CARD

FOR: OIC - Ver. #50 Item # 451  
OPD Sign 8/35 Taken by # JRF

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DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

96-451-A

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-451-A (Item 451)  
5330 Patterson Road  
E/S Patterson Road, 1480'+/- from c/l Sweet Air Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Scott Allen Carr and Maria Ammerlaan Carr

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Scott Allen Carr

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

96-451-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 451 Petitioner: SCOTT A CARL

Location: 5330 PATTERSON RD., BALDWIN, MD. 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT CARL

ADDRESS: 5330 PATTERSON RD., BALDWIN, MD. 21013

PHONE NUMBER: 410-592-7989



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

Scott and Maria Carr  
5330 Patterson Road  
Baldwin, MD 21013

RE: Item No.: 451  
Case No.: 96-451-A  
Petitioner: Scott Carr, et ux

Dear Mr. and Mrs. Carr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   June 3, 1996

FROM:    Pat Keller, Director  
         Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450 (451) 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL/lw

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 28, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

# 451

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/30/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454,  
455, 456, 457 and 459.

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REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 3, 1996

FROM: *Rub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 3, 1996  
Item Nos. 439, 450, 451, 453,  
454 & 455

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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# PETITION PROBLEMS

96-451-A

## #451 --- JRF

1. Notary section is incomplete.

## #454 --- MJK

1. No signature for Edna M. Cole.
2. No telephone number for legal owner.
3. No printed name and title of person signing for contract purchaser.

## #456 --- MJK

1. No telephone number for legal owner.
2. No signature for William R. Evans.

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May 21, 1996

PROPERTY ADDRESS: 5330 PATTERSON

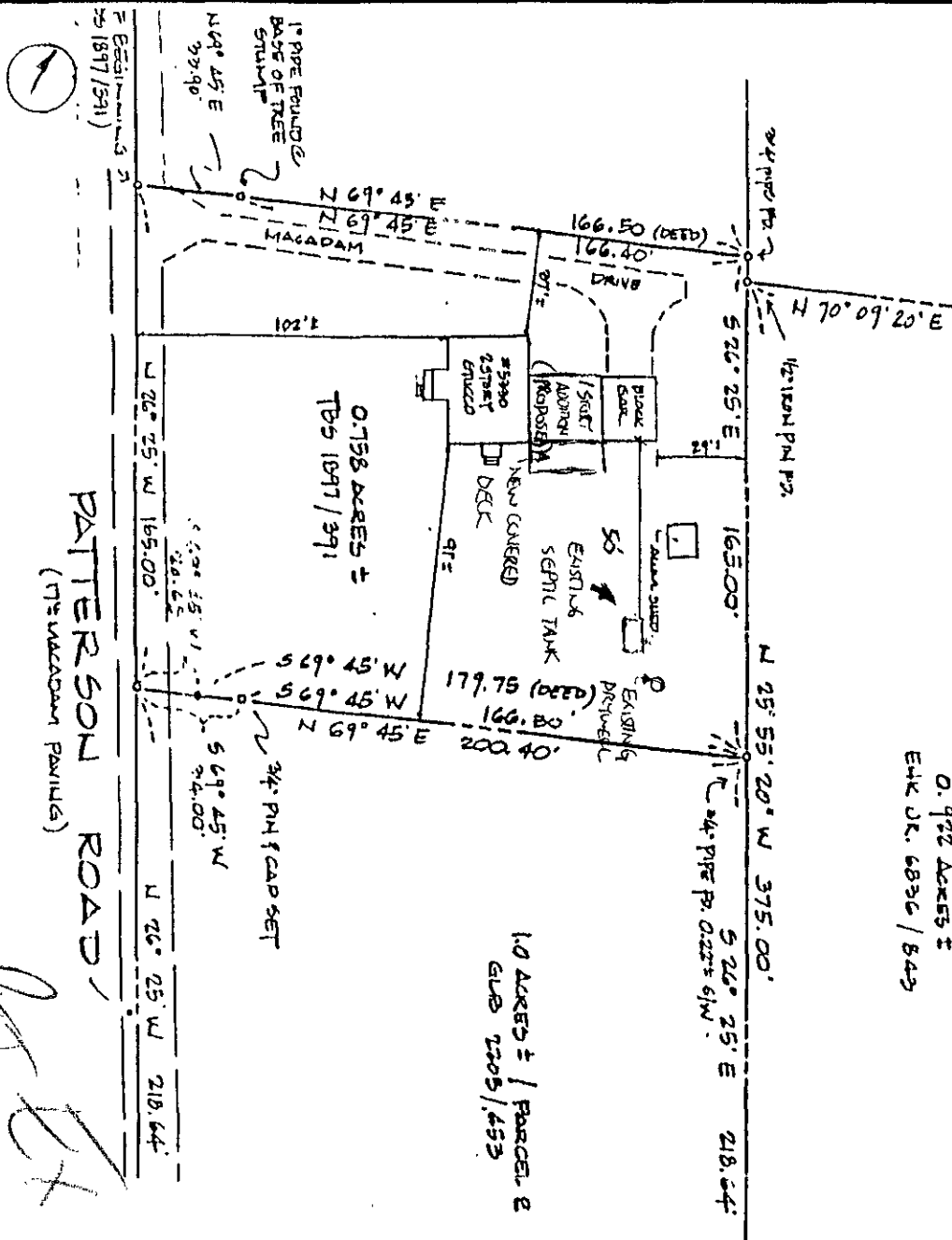
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: 4BER 6037  
 play book # 414, folio # 414, lot # 414, section # 414

OWNER: SCOTT AND MARCIA CARL

O. 922 Dec 53 ±  
Etk Cr. 6836 / 543

96-451-A



North  
date: 5-13-96  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = 4' 0"

PATTERSON ROAD  
(17<sup>th</sup> Macadam Parade)

1.0 ACRE ± / PARCEL 2  
GLB 2205/.453

LOCATION INFORMATION

Election District: 11th

Councilman District: 6th

T=200' scale map#: N.E. 99-f

Zoning: RC-2

Lot size: 0.758

square feet

square feet

SEWER: ☐ public ☒ private

WATER:

Area: ☐ yes ☐ no

**Chesapeake Bay Critical Area:  
Prior Zoning Hearings:**

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

CASE #1

CASE #1

**MICROFILMED**

• • 96-451-A •



LOCATION OF PROPOSED ADDITION ATTACHING GARAGE AND HOUSE



REAR OF GARAGE TO PROPERTY LINE

MICROFILMED # 451

IN RE: PETITION FOR ADMIN. VARIANCE  
E/S Patterson Road, 1480' S of  
the c/l of Sweet Air Road  
(5330 Patterson Road)  
11th Election District  
6th Councilmanic District  
Scott Allen Carr, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-451-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 5330 Patterson Road, located in the vicinity of Sweet Air Road in Baldwin. The Petition was filed by the owners of the property, Scott Allen Carr and Maria Ammerlaan Carr. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the minimum required 35 feet for a proposed addition to connect the existing dwelling and garage, which is located 29 feet from the rear property line. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the minimum required 35 feet for a proposed addition to connect the existing dwelling and garage, which is located 29 feet from the rear property line, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. & Mrs. Scott A. Carr  
5330 Patterson Road  
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Patterson Road, 1480' S of the c/l of Sweet Air Road  
(5330 Patterson Road)  
11th Election District - 6th Councilmanic District  
Scott Allen Carr, et ux - Petitioners  
Case No. 96-451-A

Dear Mr. & Mrs. Carr:

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In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

file

Printed with Soy-based Ink  
on Recycled Paper



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5330 PATTERSON ROAD, BALDWIN, MD. 21013  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property, estate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 TO ALLOW A REAR YARD SETBACK OF 29 FT. IN LIEU OF THE MINIMUM REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
PRACTICAL DIFFICULTY - WE ARE TRYING TO BUILD AN ADDITION CONNECTING OUR EXISTING HOUSE AND EXISTING GARAGE AND THE GARAGE IS 29 FT. FROM THE REAR PROPERTY LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(Use to determine whether a hardship exists under the provisions of the law, and if so, what the legal owner(s) of the property wish to be the subject of the petition.)  
Legal Owner(s): SCOTT ALLEN CARR  
Type of Petitioner: Individual  
Signature: [Signature]  
Type of Petitioner: MARIA AMMERLAAN CARR  
Signature: [Signature]  
Address: 5330 PATTERSON ROAD 592-7789  
City: BALDWIN MD. 21013  
State: MD Zip: 21013  
Name: Address and phone number of representative to be contacted: [Signature]  
City: BALDWIN State: MD Zip: 21013  
Address: [Address] Phone No: [Phone No]

A Public Hearing having been requested and ordered to be held by the Zoning Commissioner of Baltimore County, the date of the hearing shall be the date of the hearing. The hearing shall be held at the Office of Zoning Administration & Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204, on the date of the hearing. The hearing shall be held at the Office of Zoning Administration & Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204, on the date of the hearing. The hearing shall be held at the Office of Zoning Administration & Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204, on the date of the hearing.

Revised By: [Signature] Date: [Date]  
Estimated Posting Date: [Date]  
Zoning Commissioner of Baltimore County  
ITEM #:

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does not previously reside at 5330 PATTERSON ROAD

BALDWIN MD. 21013  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (attach map or aerial photo if available)

PRACTICAL DIFFICULTY - WE REQUESTED A 40 YEAR OLD CAPE COD HOUSE THAT HAS A DETACHED GARAGE. WE WOULD LIKE TO BUILD AN ADDITION ATTACHING THE ROSE TO THE GARAGE. HOWEVER, THE GARAGE IS LOCATED WITHIN 29' OF THE PROPERTY LINE.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Type or print name: SCOTT CARR  
Signature: [Signature]  
Type or print name: MARIA AMMERLAAN CARR

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 13th day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maria Ammerlaan Carr

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notary Seal.

[Signature]  
Notary Public  
Barbara L. Henry  
My Commission Expires: November 26, 1998

## EXAMPLE 3 - Zoning Description

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR FILING THE BLANK. Type or print the description on 8 1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form.

ZONING DESCRIPTION FOR 5330 PATTERSON RD., BALDWIN, MD. 21013  
(address)

Beginning at a point on the NORTH side of  
(north, south, east or west)

PATTERSON ROAD which is 30'  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 1480 SOUTH of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SWEET AIR ROAD  
(name of street)

which is 36' wide. "Being Lot # 1"  
(number of feet of right-of-way width)

Block 1 Section 1 in the subdivision of (name of subdivision)

as recorded in Baltimore County Plat Book # 10379 Folio # 414

containing Also known as (property address)

(square foot or acres)

and located in the 11th Election District, 6th Councilmanic District

AS RECORDED IN DEED LIBER 10379 FOLIO 414  
BEGINNING for the same at a point in the middle of Patterson Road, which said point is 1480 feet measured southerly along the middle of Patterson Road from the southerly side of Sweet Air Road and which said point is also south 89 degrees 45 minutes west and distance 33.90 feet from a piece of iron pipe driven on the Northeast side of Patterson Road and on the north side of the entrance leading to the dwelling and garage lately erected on the lot now being described and running thence for 1 line of division through and across the lands of the grantors, magnetically to date: - North 69 degrees 45 minutes 166.50 feet to a stake, thence South 26 degrees 25 minutes east 165.00 feet to a stake, and thence South 69 degrees 45 minutes West 170.75 feet to a stake driven on the northeast side of the aforesaid Patterson Road, and thence continuing the same line South 69 degrees 45 minutes West 20.65 feet more to the middle of said road, and thence running therewith and bounding thereon North 26 degrees 25 minutes West 165.00 feet to a point in the middle of the road, and thence leaving the middle of the road North 69 degrees 45 minutes West 33.90 feet to the place of beginning, and containing .756 of an acre of land, more or less, as laid out by Somerville and Somerville on September 5, 1906.

# 451

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 6/14/96  
Posted for: Variance  
Petitioner: Scott A. Carr  
Location of property: 5330 Patterson Rd.  
Location of Sign: 5330 Patterson Rd. on corner of Sweet Air Road  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 6/21/96  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 0911  
DATE: 6/14/96 ACCOUNT: 96-451-A  
AMOUNT: \$ 50.00  
RECEIVED FROM: CARR  
FOR: 010-AD-850 Item # 451  
050-Sign 335 Taken by JRF  
50  
\$50.00  
VALIDATION OR SIGNATURE OF CASHIER  
96-451-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

96-451-A

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be invoiced and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEE WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JARLON, DIRECTOR

For Newspaper advertising:

From No. 451 Petitioner: SCOTT A. CARR

Location: 5330 PATTERSON RD., BALDWIN, MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SCOTT CARR

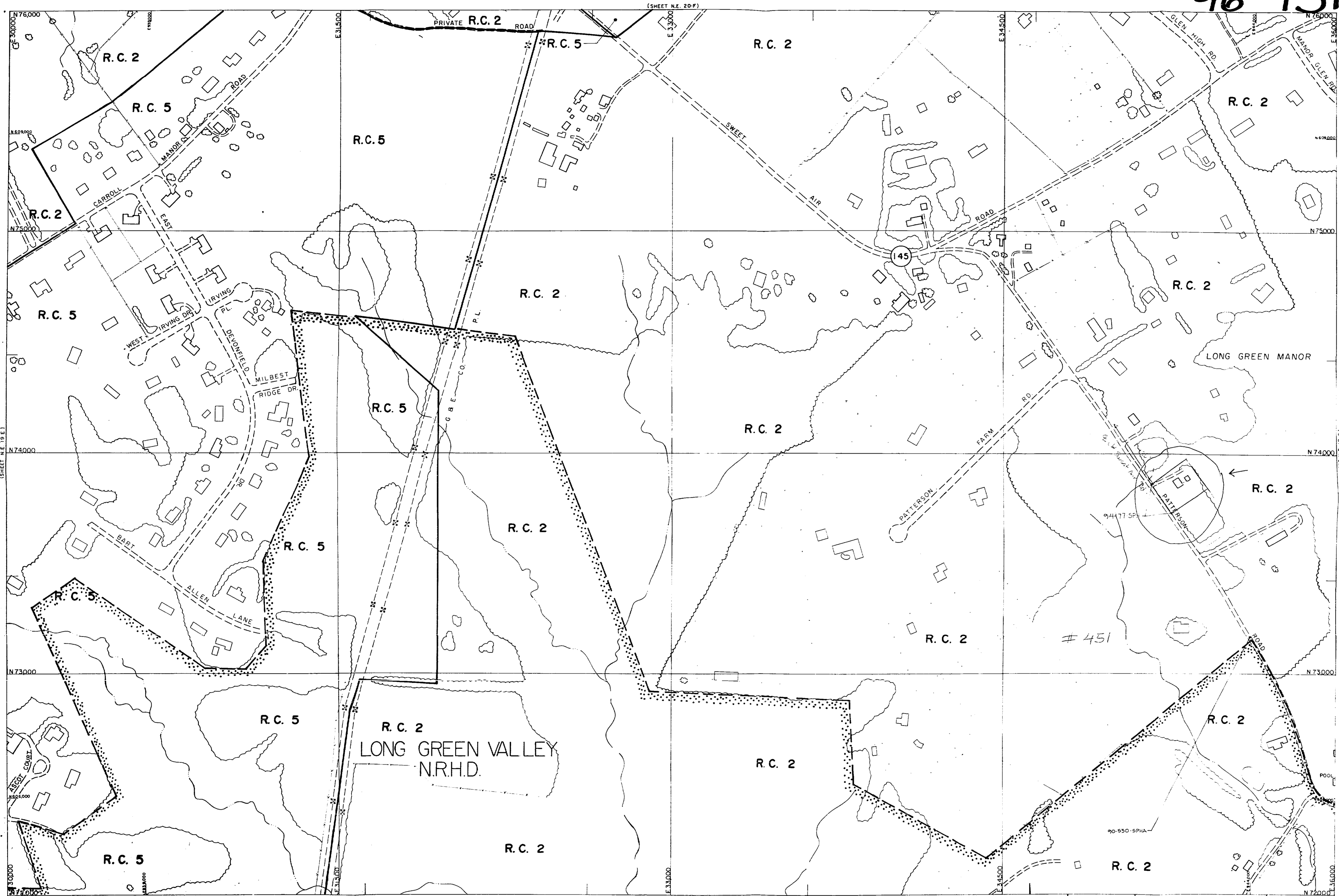
ADDRESS: 5330 PATTERSON RD., BALDWIN, MD. 21013

PHONE NUMBER: 410-592-7789

Printed with Soy-based Ink  
on Recycled Paper



96-451-A



U-NE UU-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*Dale R. Lewis*  
Chairman, County Council

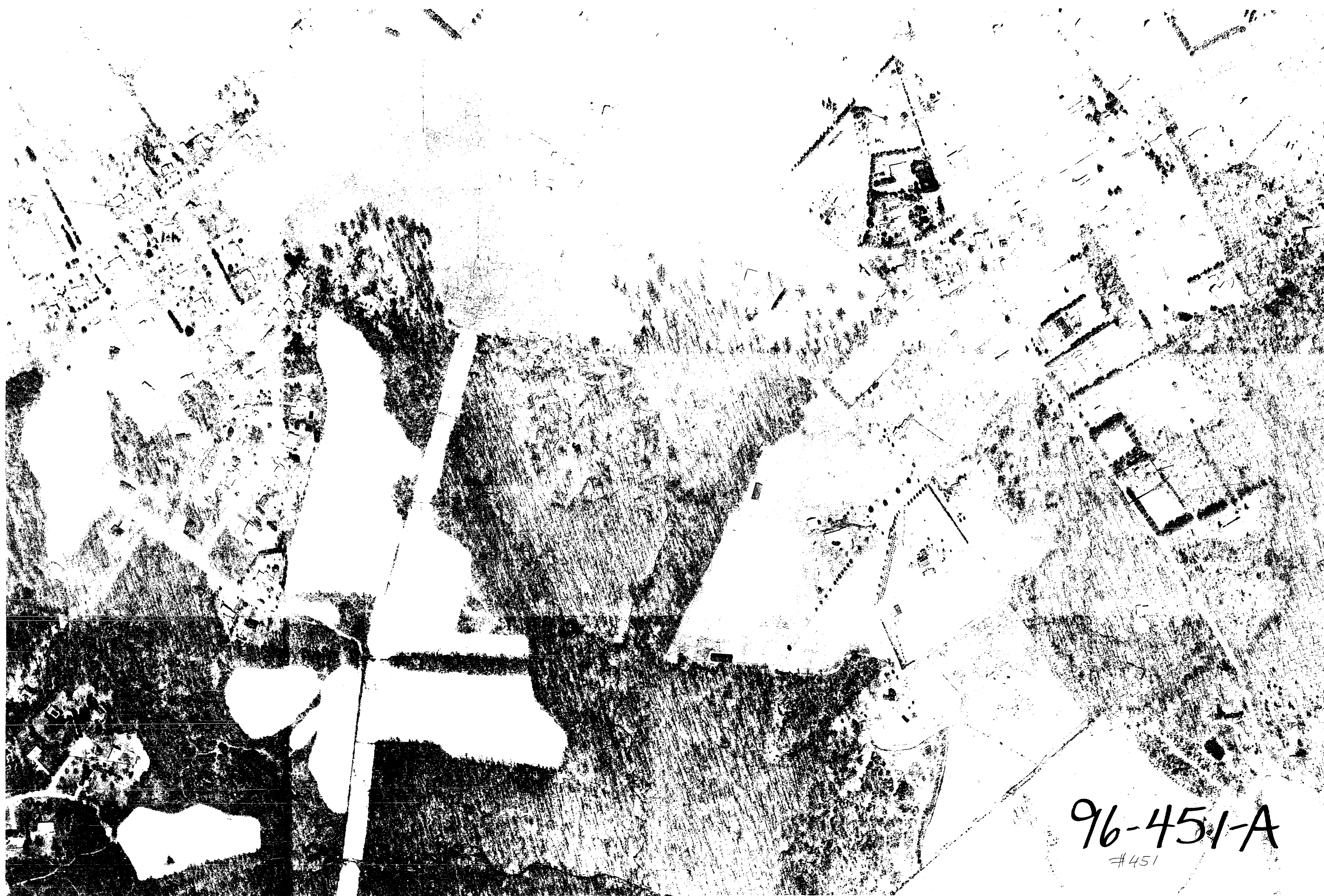
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRY METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION EAST OF BALDWIN	SHEET N.E. 19-F
DATE OF PHOTOGRAPHY JANUARY 1986		



96-451-A  
#451

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF	N. E.
DATE OF PHOTOGRAPHY	BALDWIN	19-F
JANUARY 1988		